



COUNTY OF SAN LUIS OBISPO

AUDITOR • CONTROLLER • TREASURER • TAX COLLECTOR

1055 MONTEREY ST, RM. D290
SAN LUIS OBISPO, CA 93408
(805) 781-5831 • FAX (805) 781-5362
<http://sloacttc.com>

JAMES P. ERB, CPA

Auditor-Controller
Treasurer-Tax Collector

James W. Hamilton, CPA
Assistant

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This Agreement, executed on December 9, 2014, and becoming effective on **May 6, 2015**, by and between the Board of Supervisors of San Luis Obispo County, State of California, and the County of San Luis Obispo, General Services Department, State of California, ("PURCHASER"), pursuant to the Provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within the County of San Luis Obispo, State of California, hereinafter set forth and described in **Exhibit "A"**, is tax-defaulted and is subject to the power of sale by the Tax Collector of said county for the nonpayment of taxes, pursuant to provisions of law as set forth in the Revenue and Taxation Code. A true and correct copy of the recorded Notice of Power to Sell indicating the legal description of each parcel, together with a parcel map indicating the location of each parcel, is attached hereto as **Exhibit "B"**.

It is mutually agreed as follows:

1. That, as provided by Revenue and Taxation Code §3800, the cost of giving notice of this agreement shall be paid by the PURCHASER, and
2. That the PURCHASER agrees to pay the total sum of **\$6,800.00**, which is the sum of all delinquent taxes, redemption penalties, assessments, fees and costs for the real property set forth in Exhibit "A" within ten (10) days after the date this agreement becomes effective. The purchase price includes the cost of giving notice. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees to use the parcel(s) set forth in Exhibit "A" for public purpose. The intended public purpose is stated for each parcel in that exhibit.
4. That if said PURCHASER is a taxing agency as defined in Revenue and Taxation Code §121 or any other agency that receives its revenue share under the provisions of Division 1, Part 8, Chapter 3 of the Revenue and Taxation Code, it will not share in the distribution of the payment required by the Agreement as defined by §3791 and §3720 of the Revenue and Taxation Code.

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void as to that individual parcel. If the purchaser fails to tender payment for a parcel listed in Exhibit "A", or fails to comply with the terms and conditions of this agreement, this agreement shall become null and void and the right of redemption restored as to each individual parcel affected.

The undersigned hereby agree to the terms and conditions of this agreement and are duly authorized to sign for said agencies.

PURCHASER

San Luis Obispo County, General Services Department

Machelle Vieux
MACHELLE VIEUX
Interim General Services Director

Date: 10/28/14

JAMES P. ERB

San Luis Obispo County Tax Collector

This agreement was submitted to me before execution by the Board of Supervisors. I have compared the same with the records of San Luis Obispo County relating to the real property described herein.

J. P. Erb
James P. Erb, CPA
San Luis Obispo County Tax Collector

Date: 10-28-14

SELLER

COUNTY OF SAN LUIS OBISPO

A public entity in the State of California

COUNTY COUNSEL

Approved as to form and legal effect.

RITA L. NEAL
County Counsel

By: [Signature]
Deputy County Counsel

Date: 10/29/14

COUNTY OF SAN LUIS OBISPO
A Public Entity in the State of California

Chairperson of the Board of Supervisors

Date: _____

JULIE RODEWALD
County Clerk and Ex-Officio Clerk of the Board of Supervisors

ATTEST

By: _____
Deputy

JOHN CHIANG
California State Controller

Pursuant to the provisions of Revenue and Tax Code, sections 3775 and 3795, the Controller has reviewed this agreement and approves the selling price of the real property listed in Exhibit "A" and as set forth herein. The Controller approves the foregoing agreement.

JOHN CHIANG
California State Controller

By: _____

Date: _____

James P. Erb, CPA**San Luis Obispo County Auditor - Controller - Treasurer - Tax Collector - Public Administrator****CHAPTER 8 SALE #233 AGREEMENT EXHIBIT A
FOR COUNTY OF SAN LUIS OBISPO GENERAL SERVICES DEPARTMENT****EXHIBIT "A"
TAX DEFAULTED PROPERTY - DESCRIPTION**

ASSESSMENT NUMBER	SALE PRICE	DEFAULT NUMBER/ DEFAULT DATE	DATE RECORDED POWER OF SALE	TAX RATE AREA	DEFAULT AMOUNT	REASON FOR PURCHASE
064,054,029	\$1,500.00	C6069 6/30/2009	7/23/2014 2014-029195	063-020	\$108.16	Land Bank
064,325,004	\$1,600.00	C6114 6/30/2009	7/23/2014 2014-029197	063-013	\$155.68	Land Bank
064,344,026	\$1,200.00	C6124P 6/30/2009	7/23/2014 2014-029198	063-013	\$35.02	Land Bank
064,382,022	\$1,400.00	C6139 6/30/2009	7/23/2014 2014-029199	063-013	\$132.70	Land Bank
064,391,017	\$1,100.00	C6142 6/30/2009	7/23/2014 2014-029200	063-013	\$79.38	Land Bank

Total Sale Price: \$6,800.00

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

SN
7/23/2014
8:19 AM

Recorded at the request of
Tax Collector Accounts Rec.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JAMES P. ERB, CPA
COUNTY TAX COLLECTOR
1055 MONTEREY ST., ROOM D-290
SAN LUIS OBISPO, CA 93408

DOC#: 2014029195



Titles: 1 Pages: 1

Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
(Revenue and Taxation Code Sections 3691(a)(1)(B), 3691.1, and 3691.2)

Which, pursuant to law was declared to be Tax-Defaulted on: July 1, 2009
for nonpayment of delinquent taxes in the amount of: \$108.16
for the fiscal year 2008/09, Default Number: C6069

Notice is hereby given by the Tax Collector of San Luis Obispo County that five or more years have elapsed since the taxes or assessments on the property described herein were declared in default. The property was duly assessed and the taxes legally levied. Therefore, pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

MENDOZA EFRAIN

and is situated in said County, State of California, described as follows:
More particularly described as:

064,054,029
Assessment Number

The real property located in the County of San Luis Obispo, State of California, and more particularly described as follows:

Lots 5 and 6 in Block 1 of Morro Rock View Subdivision No. 2, in the County of San Luis Obispo, State of California, according to map recorded November 8, 1927 in Book 3 at Page 100 of Maps, in the Office of the County Recorder of said County.

Parcel ID: 064-054-029

together with all improvements located thereon and all rights and interests appurtenant thereto, subject to all covenants, conditions, easements, encumbrances and all other matters of record.

State of California Executed on
San Luis Obispo County July 22, 2014

S.K. RAMOS

James P. Erb
JAMES P. ERB, CPA, County Tax Collector

On July 22, 2014, before me, _____, Deputy County Clerk-Recorder, County of San Luis Obispo, State of California, personally appeared JAMES P. ERB, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JULIE L. RODEWALD, County Clerk Recorder
and Ex-Officio Clerk of the Board of Supervisors

By *S.K. Ramos*
Deputy Clerk-Recorder

EXHIBIT

Page _____ of _____



END OF DOCUMENT

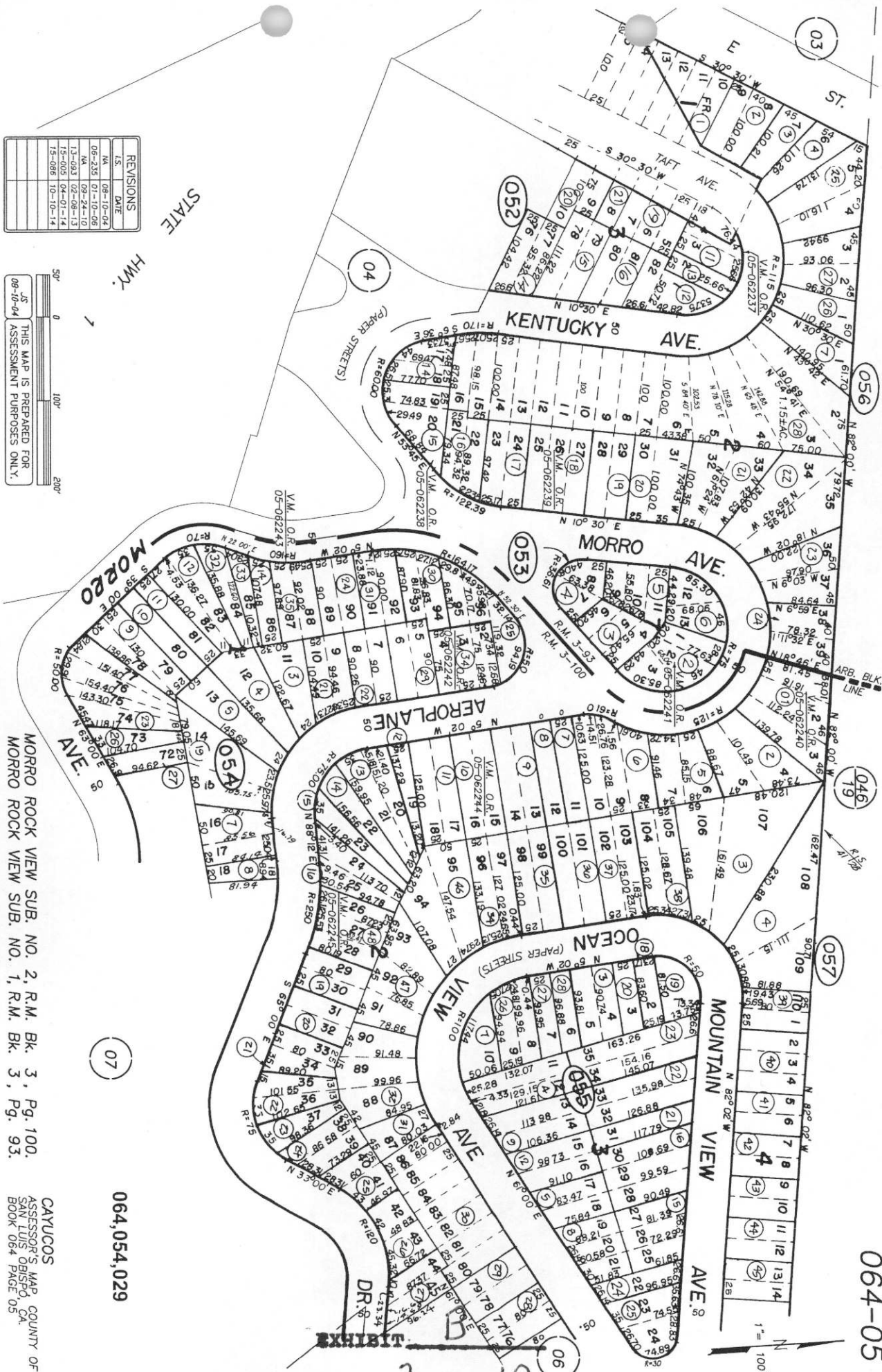
REVISIONS	
LS	DATE
06-235	08-10-04
06-235	09-10-04
06-235	09-24-10
13-031	02-08-13
15-005	04-01-14
15-086	10-10-14

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

MORRO ROCK VIEW SUB. NO. 2, R.M. BK. 3, Pg. 100.
MORRO ROCK VIEW SUB. NO. 1, R.M. BK. 3, Pg. 93.

CAYUCOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 064 PAGE 05

064,054,029



JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder
Recorded at the request of
Tax Collector Accounts Rec.

SN
7/23/2014
8:19 AM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JAMES P. ERB, CPA
COUNTY TAX COLLECTOR
1055 MONTEREY ST., ROOM D-290
SAN LUIS OBISPO, CA 93408

D.O.C.#: **2014029197**



Titles: 1 Pages: 1

Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
(Revenue and Taxation Code Sections 3691(a)(1)(B), 3691.1, and 3691.2)

Which, pursuant to law was declared to be Tax-Defaulted on: July 1, 2009
for nonpayment of delinquent taxes in the amount of: \$155.68
for the fiscal year 2008/09, Default Number: C6114

Notice is hereby given by the Tax Collector of San Luis Obispo County that five or more years have elapsed since the taxes or assessments on the property described herein were declared in default. The property was duly assessed and the taxes legally levied. Therefore, pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

BYLE EILAM, DEFLUITER DARREN, AND PARGEE CARLA D

and is situated in said County, State of California, described as follows:
More particularly described as:

064,325,004
Assessment Number

the following described real property in the unincorporated area of the County of San Luis Obispo, State of California

Lots 10 and 11 in Block 36 of Morro Strand Unit No. 2, County of San Luis Obispo, State of California, according to map recorded in Book 3 Page 107 of Maps in the office of the county recorder of said county

State of California Executed on
San Luis Obispo County July 22, 2014

James P. Erb
JAMES P. ERB, CPA, County Tax Collector

On July 22, 2014, before me, **NAOMI BALSEIRO**, Deputy County Clerk-Recorder, County of San Luis Obispo, State of California, personally appeared JAMES P. ERB, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JULIE L. RODEWALD, County Clerk Recorder
and Ex-Officio Clerk of the Board of Supervisors

By Naomi Balseiro
Deputy Clerk-Recorder



EXHIBIT B

Page 3 of 10

END OF DOCUMENT

064-32

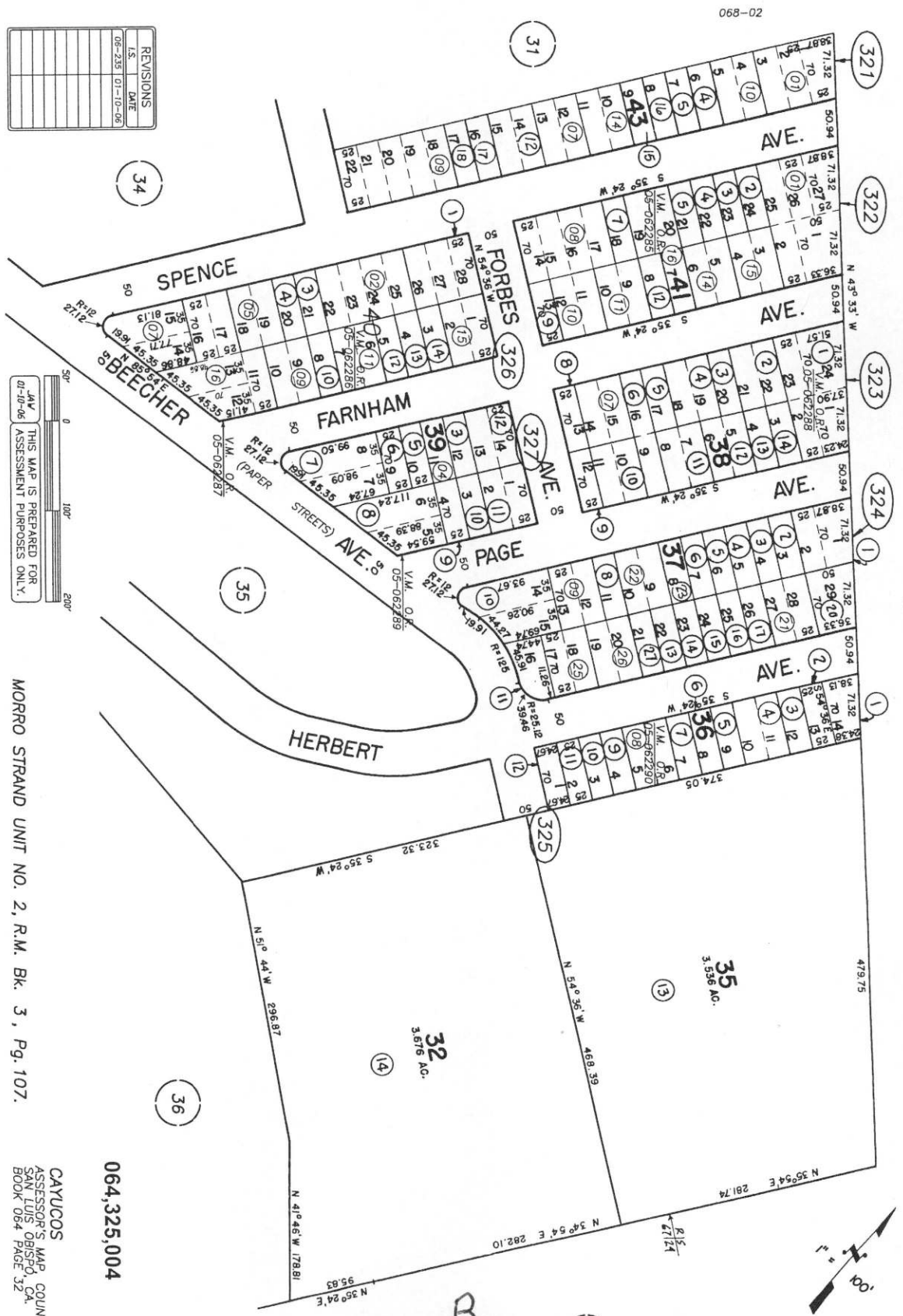


EXHIBIT B
Page 4 of 10

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder
Recorded at the request of
Tax Collector Accounts Rec.

SN
7/23/2014
8:19 AM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JAMES P. ERB, CPA
COUNTY TAX COLLECTOR
1055 MONTEREY ST., ROOM D-290
SAN LUIS OBISPO, CA 93408

DOC#: **2014029198**



Titles: 1 Pages: 1

Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
(Revenue and Taxation Code Sections 3691(a)(1)(B), 3691.1, and 3691.2)

Which, pursuant to law was declared to be Tax-Defaulted on: July 1, 2009
for nonpayment of delinquent taxes in the amount of: \$35.02
for the fiscal year 2008/09, Default Number: C6124P

Notice is hereby given by the Tax Collector of San Luis Obispo County that five or more years have elapsed since the taxes or assessments on the property described herein were declared in default. The property was duly assessed and the taxes legally levied. Therefore, pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

ORDWAY KATHLEEN M

and is situated in said County, State of California, described as follows:
More particularly described as:

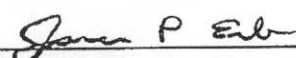
064,344,026
Assessment Number

The following described real property in the County of San Luis Obispo, State of California:

Lot 87 in Block 42 of Morro Strand Subdivision Unit No. 4, in the County of San Luis Obispo, State of California, according to map recorded March 13, 1929 in Book 3 at Page 118 of Maps, in the Office of the County Recorder of said County.

This conveyance is made subject to all valid restrictive covenants, easements, and rights of way, if any, of record, or which may be apparent from an inspection of the premises.

State of California Executed on
San Luis Obispo County July 22, 2014


JAMES P. ERB, CPA, County Tax Collector

On July 22, 2014, before me, **NAOMI BALSEIRO**, Deputy County Clerk-Recorder, County of San Luis Obispo, State of California, personally appeared JAMES P. ERB, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JULIE L. RODEWALD, County Clerk Recorder
and Ex-Officio Clerk of the Board of Supervisors

By


Deputy Clerk-Recorder



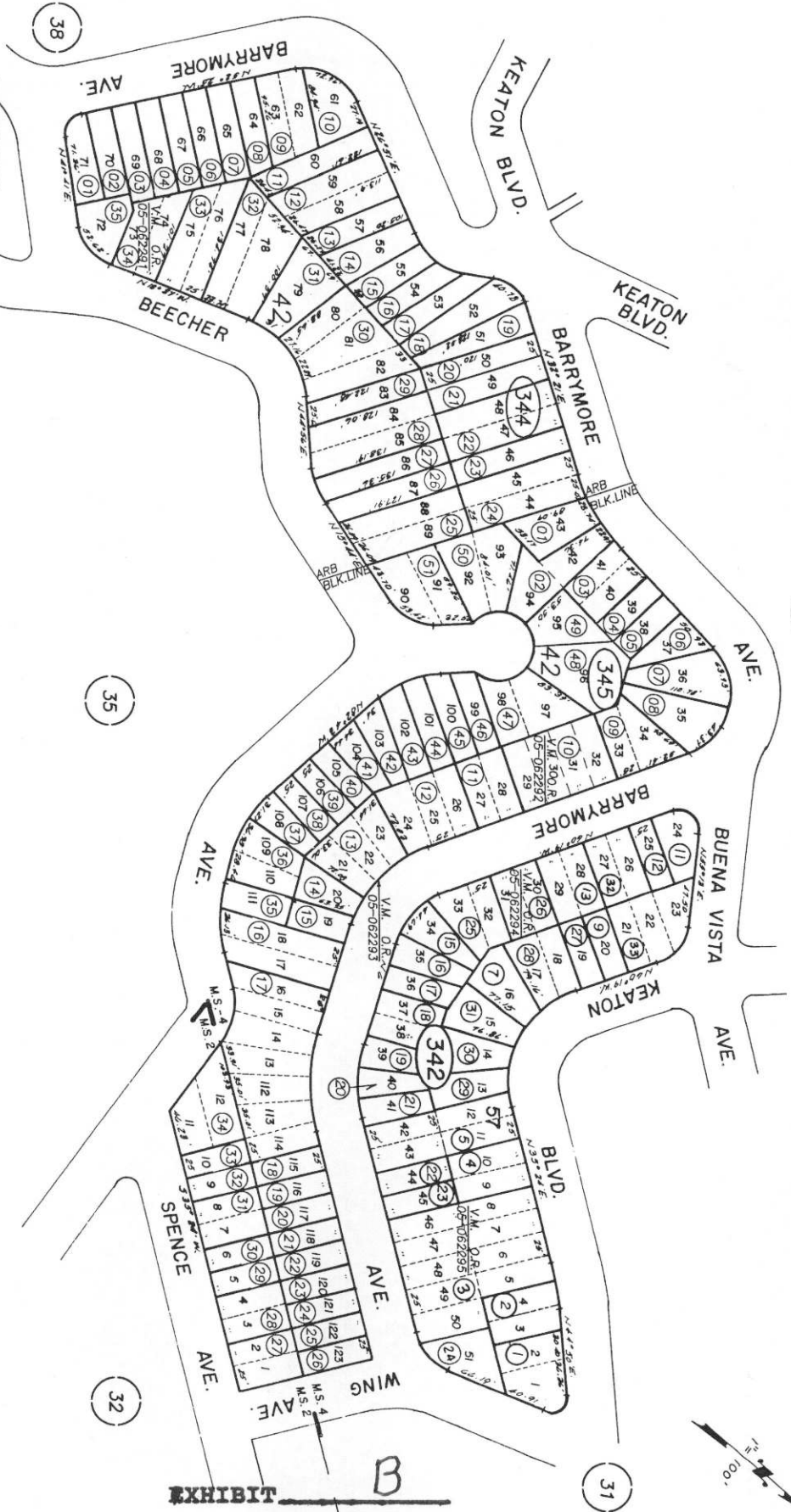
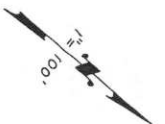
EXHIBIT B

Page 5 of 10

Page 9 of 14

END OF DOCUMENT

064-34



REVISIONS	
LS	DATE
05-235	01-10-06
12-135	02-29-12

50' 0 100' 200'

THIS MAP IS PREPARED FOR
01-10-06 ASSESSMENT PURPOSES ONLY.

MORRO STRAND UNIT NO. 4, R.M. BK. 3, Pg. 118.
MORRO STRAND UNIT NO. 2, R.M. BK. 3, Pg. 107.

064,344,026

CAYUCOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 064 PAGE 34

EXHIBIT

B

Page 6 of 10

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

SN
7/23/2014
8:19 AM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JAMES P. ERB, CPA
COUNTY TAX COLLECTOR
1055 MONTEREY ST., ROOM D-290
SAN LUIS OBISPO, CA 93408

Recorded at the request of
Tax Collector Accounts Rec.

DOC#: **2014029199**



Titles: 1	Pages: 1
Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
(Revenue and Taxation Code Sections 3691(a)(1)(B), 3691.1, and 3691.2)

Which, pursuant to law was declared to be Tax-Defaulted on: July 1, 2009
for nonpayment of delinquent taxes in the amount of: \$132.70
for the fiscal year 2008/09, Default Number: C6139

Notice is hereby given by the Tax Collector of San Luis Obispo County that five or more years have elapsed since the taxes or assessments on the property described herein were declared in default. The property was duly assessed and the taxes legally levied. Therefore, pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

SMITH TRUST AND BROWN JEANELL S TRUSTEE OF THE SMITH TRUST

and is situated in said County, State of California, described as follows:
More particularly described as:

064,382.022
Assessment Number

The following described real property in the County of San Luis Obispo, State of California:

Lots 19 and 21 in Block 26 of Morro Strand, Unit No. 2, in the County of San Luis Obispo, State of California, according to map recorded June 30, 1928 in Book 3, Page 107 of Maps, in the Office of the County Recorder of said County.

State of California Executed on
San Luis Obispo County July 22, 2014

James P. Erb
JAMES P. ERB, CPA, County Tax Collector

On July 22, 2014, before me, **NAOMI BALSEIRO**, Deputy County Clerk-Recorder, County of San Luis Obispo, State of California, personally appeared JAMES P. ERB, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JULIE L. RODEWALD, County Clerk Recorder
and Ex-Officio Clerk of the Board of Supervisors

By Naomi Balseiro
Deputy Clerk-Recorder



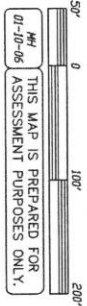
EXHIBIT

Page 7 of 10

Page 11 of 14

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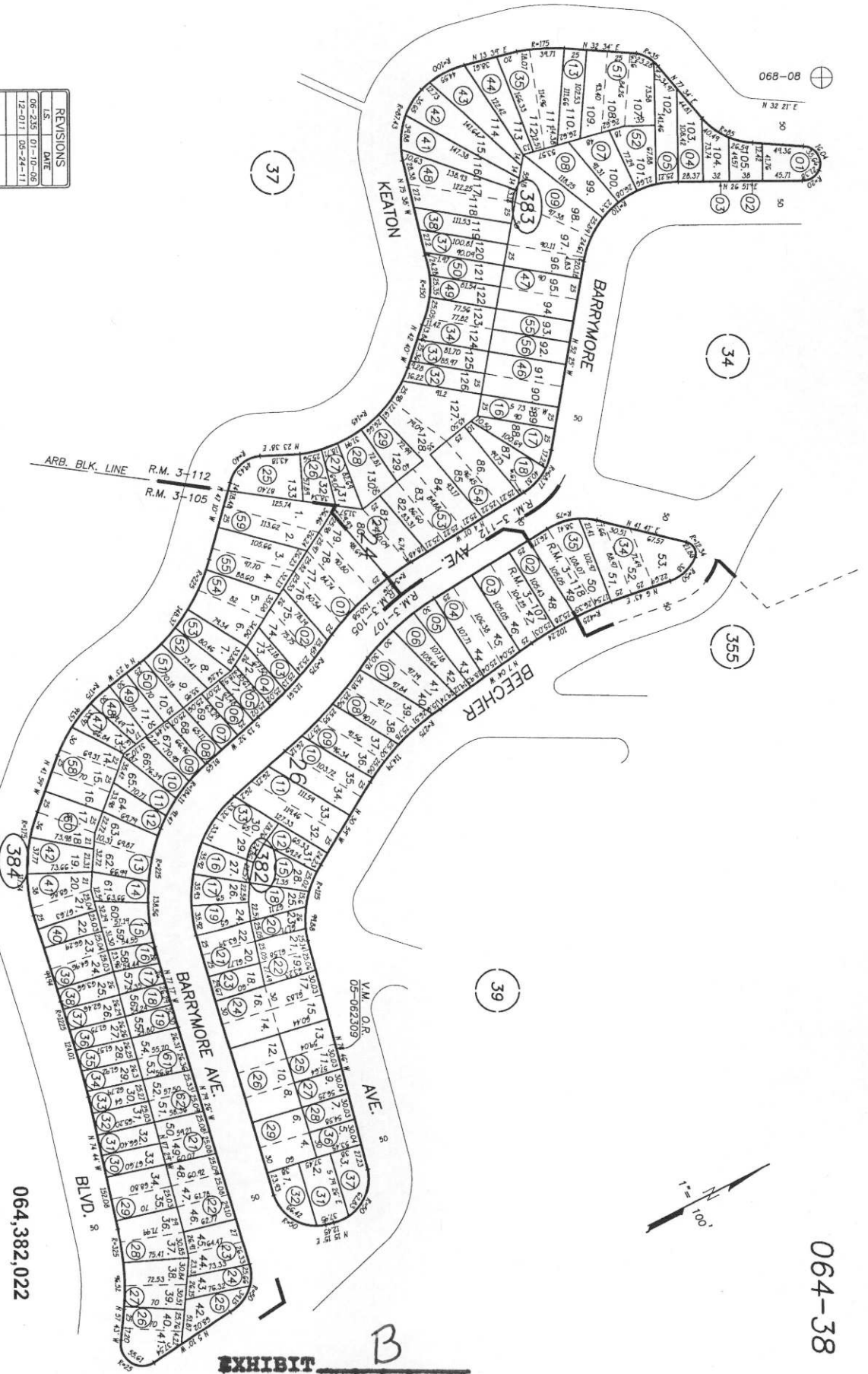
REVISIONS	
LS	DATE
06-235	01-10-06
12-011	05-24-11



MORRO STRAND UNIT NO. 4, R.M. Bk. 3, Pg. 118.
 MORRO STRAND UNIT NO. 3, R.M. Bk. 3, Pg. 112.
 MORRO STRAND UNIT NO. 2, R.M. Bk. 3, Pg. 107.
 MORRO STRAND UNIT NO. 1, R.M. Bk. 3, Pg. 105.

CAYUCOS
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 064 PAGE 38

064,382,022



EXHIBIT

Page 8 of 10

064-38

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder
Recorded at the request of
Tax Collector Accounts Rec.

SN
7/23/2014
8:19 AM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JAMES P. ERB, CPA
COUNTY TAX COLLECTOR
1055 MONTEREY ST., ROOM D-290
SAN LUIS OBISPO, CA 93408

DOC#: **2014029200**



Titles: 1 Pages: 1

Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
(Revenue and Taxation Code Sections 3691(a)(1)(B), 3691.1, and 3691.2)

Which, pursuant to law was declared to be Tax-Defaulted on: July 1, 2009
for nonpayment of delinquent taxes in the amount of: \$79.38
for the fiscal year 2008/09, Default Number: C6142

Notice is hereby given by the Tax Collector of San Luis Obispo County that five or more years have elapsed since the taxes or assessments on the property described herein were declared in default. The property was duly assessed and the taxes legally levied. Therefore, pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

BUTLER CRAIG AND BUTLER LETICIA

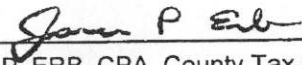
and is situated in said County, State of California, described as follows:
More particularly described as:

064.391.017
Assessment Number

the following described real property in the county of San Luis Obispo, state of California:

Lot 27 of Block 28 of Morro Strand Unit No. 2 in the County of San Luis Obispo, State of California, according to Map recorded June 20, 1928, in Book 3 page 107 of Maps in the Office of the County recorder of said County

State of California Executed on
San Luis Obispo County July 22, 2014


JAMES P. ERB, CPA, County Tax Collector

On July 22, 2014, before me, **NAOMI BALSEIRO**, Deputy County Clerk-Recorder, County of San Luis Obispo, State of California, personally appeared JAMES P. ERB, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JULIE L. RODEWALD, County Clerk Recorder
and Ex-Officio Clerk of the Board of Supervisors

By


Deputy Clerk-Recorder

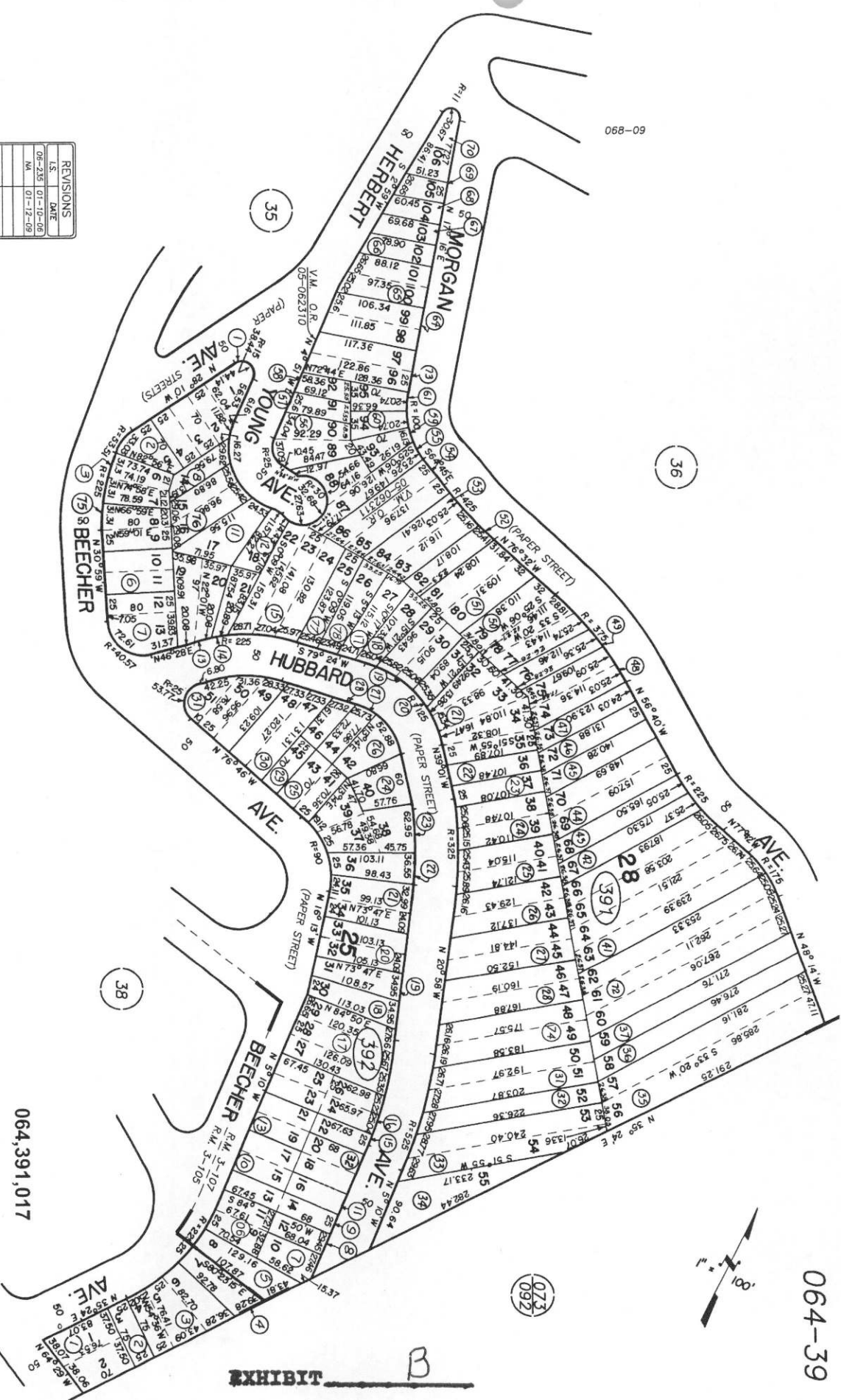
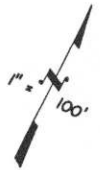


EXHIBIT B

Page 9 of 10

END OF DOCUMENT

064-39



REVISIONS	
ISS.	DATE
01-25	01-10-06
01-26	01-12-06
01-27	01-12-06

0 100' 200'

JAV THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MORRO STRAND UNIT NO. 2, R.M. Bk. 3, Pg. 107.
MORRO STRAND UNIT NO. 1, R.M. Bk. 3, Pg. 105.

CAYUCOS MAP COUNTY OF
ASSASSOR'S SAN LUIS OBISPO, CA.
BOOK 064 PAGE 39

064,391,017

EXHIBIT

Page 10 of 10